



**Concord Housing  
Development Corporation**

**CHDC Meeting Minutes  
September 10, 2020  
VIRTUAL MEETING**

Board Members present: Jerry Evans, Lee Smith, James Burns, Doug Bacon, Peter Lowitt

Regrets: Yanni Tsitsas

Other: Liz Rust (RHSO), Tanya Gailus

Meeting convened at 5:03pm by roll call vote:

Roll Call Vote: Mr Evans – Aye, Mr. Smith – Aye, Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye

1. Welcome and Announcements: The board accepted Jerry Evans' resignation. This was the last meeting for Jerry Evans. He was recognized for his years of service as a board member of the CHDC and development of affordable housing in Concord, working hard to make the CHDC projects successful.
2. Financial Updates: The Board reviewed the August financial reports, and recognized the \$20,000 generous unsolicited contribution of Middlesex Savings Bank. The CHDC will send a thank-you note.
3. Minutes: The Board reviewed the minutes of July 23, 2020 and August 13, 2020, and It was moved and seconded, and VOTED through roll call vote, to *Approve the minutes of the July 23, 2020 and August 13, 2020 regular meeting of the CHDC.*  
Roll Call Vote: Mr Evans – Aye, Mr. Smith – Aye, Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye
4. Future meetings, and Chair Breakfast –9/16 (Lee), 10/21 (Peter), 11/18 (Doug), 12/16
5. Junction Village: Update on town meeting, and current revisions of the Tax Incremental Financing agreement (number of years and reduction in percentage). Resident Tanya Gailus, in attendance, spoke to her amendment to the Tax Incremental Financing agreement. It was moved and seconded, and VOTED through roll call vote, to *Not support the amendment to the Tax Incremental Financing agreement proposed by Tanya Gailus*  
Roll Call Vote Mr. Smith – Aye, Mr. Burns – No, Mr. Bacon – Aye, Mr. Lowitt – Aye
6. 930 Main St: Habitat continues work on the PRD permit materials.
7. 2229 Main St: The CHDC reviewed the draft outline on including housing at 2229 Main St. This will be discussed at a subsequent meeting.

Meeting adjourned at 5:58 pm.

Roll Call Vote: Mr Evans – Aye, Mr. Smith – Aye, Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye

*PLEASE NOTE: The listings of agenda items are those reasonable anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*